

443 Everbrook Way SW
Calgary, Alberta

MLS # A2282511

\$799,800



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|------------------|--|---------------|-------------------|
| Division: | Evergreen | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 2,041 sq.ft. | Age: | 2008 (18 yrs old) |
| Beds: | 3 | Baths: | 2 full / 1 half |
| Garage: | Double Garage Attached | | |
| Lot Size: | 0.12 Acre | | |
| Lot Feat: | Back Yard, Corner Lot, Front Yard, Private | | |

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|--------------------|--|-------------------|-----|
| Heating: | Fireplace(s), Forced Air | Water: | - |
| Floors: | Hardwood, Tile | Sewer: | - |
| Roof: | Asphalt | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Concrete, Stucco | Zoning: | R-G |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Bidet, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Tankless Hot Water, Walk-In Closet(s) | | |
| Inclusions: | TV Wall Mount, Garage Heater, Garage Cabinets, Built in Speakers, Shed | | |

On a spacious corner lot in Evergreen, 443 Everbrook Way SW offers privacy with mature trees and professional landscaping. The main floor includes a gas fireplace, flexible office, mudroom with a sink, and half-bath. The open kitchen, with high end appliances updated in 2024, features a two-tier granite island, built-in appliances that include; oven, microwave, gas range, warming drawer, you also have a mini-fridge, and abundant natural light. A roof replacement was done in 2022. The whole house has also received a fresh coat of paint. Upstairs, a separate living area offers a perfect space for kids, a media room. The primary suite includes built-in closet shelving and a soaker tub, while two more bedrooms and a full bath complete the upper level. The unfinished basement and a new 2024 hot water on-demand unit await your touch. The oversized, heated garage (23'4" x 20'3") fits two vehicles easily. Underground sprinklers serve both front and back. Certified Built Green Gold (R-20/R-40 insulation) and steps from Fish Creek Park, this home blends comfort, efficiency, and prime location. Book your showing today!